


#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	8110 Birchmount Rd	506	Markham	\$334,900.00	1	1	Slid	N3432598

	8110 Birchmount Rd 506 Markham Ontario L6G0E3 Markham Unionville York 356-30-W Taxes: \$2,356.76 / 2015 SPIS: N Last Status: Sld DOM: 53	Sold: \$327,000 List: \$334,900 For: Sale % Dif: 98	1
	Condo Apt #Shares%: Apartment Locker#: 270 Unit#: 6 Level: 5 Corp#: YRCP / 1251 Zoning: Residential Dir/Cross St: Warden & Hwy 7 Prop Mgmt: Remington Group	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4	

MLS#: N3432598 **Sellers:** Uma Gheewala & Amol Gheewala **Contact After Exp:** N
Holdover: 60 **Possession:** 30/Tbd **Occup:** Owner **Status Cert:** Y
Bldg Name: Nexus South **PIN#:** **ARN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: As Per Builder Plan Exposure: W Assessment: Spec Desig: Unknown	Pets Perm: Restrict Locker: Owned Maint: \$408.70 A/C: Central Air Central Vac: UFFI: Elev/Lift: Retirement: Taxes Incl: N Water Incl: Y Heat Incl: Y Hydro Incl: N Cable TV Incl: N CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Garage: Undergrnd / 1.0 Park/Drive: Undergrnd Park Type: Owned Park Spcs: 1 #: 15 Park \$/Mo: Prk Lgl Dsc: Level B Bldg Amen: Concierge, Exercise Room, Gym, Indoor Pool, Security System, Visitor Parking Prop Feat: Public Transit, Rec Centre, School
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.01	x 10.50	Hardwood Floor Combined W/Dining W/O To Balcony
2	Dining	Main	18.01	x 10.50	Hardwood Floor Combined W/Living Open Concept
3	Kitchen	Main			Hardwood Floor Stainless Steel Appl Breakfast Bar
4	Master	Main	11.84	x 9.68	Broadloom Double Closet Large Window
5	Den	Main	12.73	x 6.33	Hardwood Floor

Client Remks: Welcome To Nexus South! Gorgeous Condo Located In The Fabulous Community Of Downtown Markham. Modern, Open Concept With Designer Finishes. Airy, 9.5 Ft Ceilings. Gourmet Kitchen With Stainless Steel Appliances, Breakfast Bar, Custom Backsplash & Granite Countertops. Bright And Spacious Living & Dining Room With Walkout To Balcony. Gorgeous Engineered Hardwood Flooring & Upgraded Baseboards. Lovely Master And Den.
Extras: Stainless Steel Frigidaire Refrigerator, Smooth Top Stove, Built-In Micro, Built-In Dishwasher. Frigidaire Affinity Washer & Dryer. All Elfs. All Window Coverings. 1 Parking Space & 1 Locker.
Brkage Remks: Incredible Amenities Include 24 Hr Concierge, Party Rm W/ Rooftop Patio, Indoor Pool, Fitness Centre, Etc. Shop & Dine By Foot. Steps To Viva & Go. Minutes To Ymca & Pan Am & State Of The Art Theatre. Close To The Future York University Campus. All Measurements To Tbv.

List: RE/MAX ALL-STARS REALTY INC., BROKERAGE **Ph:** 905-477-0011 **Fax:** 905-477-6839
 KRISTINE MILBURY SEARLE, Salesperson 905-477-0011 ARLENE LEE MILBURY, Salesperson 905-477-0011
Co-Op: HOMELIFE/METROPARK REALTY INC., BROKERAGE
 Jieling Chen, Salesperson
Contract Date: 3/08/2016 **Sold Date:** 5/01/2016 **Leased Terms:**
Expiry Date: 6/30/2016 **Closing Date:** 5/24/2016 **Original:** \$339,900
Last Update: 5/02/2016 **CB Comm:** 2.25% + Hst